

This three/four bedroom town house situated on the popular Cherque farm development in Lee on the Solent, the property provides a superb open plan kitchen/dining room, conservatory, driveway and garage.

The Accommodation Comprises:-
Composite glazed front door to:

Entrance Hall:-
Coved ceiling, stairs to first floor, radiator, thermostat control to wall, storage cupboard.

Cloakroom:-
Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin, extractor fan.

Kitchen/Dining Room:- 18' 3" x 14' 6" (5.56m x 4.42m) (+Bay Window)
UPVC double glazed window and double opening doors to conservatory, three radiators, inset spotlighting to dining area, under stairs storage cupboard, kitchen area is fitted with a range of base cupboards a matching eye level units, worksurface over, tiled surround and tiled flooring, inset sink unit with mixer tap, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, integrated electric oven, electric hob with extractor over.

Study/Bedroom Four:- 9' 0" x 7' 7" (2.74m x 2.31m)
UPVC double glazed window to front elevation, radiator.

Conservatory:- 12' 11" x 7' 0" (3.93m x 2.13m)
UPVC double glazed windows and double opening doors to rear garden, polycarbonate room.

First Floor Landing:-
UPVC double glazed window to side elevation, stairs to second-floor, radiator.

Lounge:- 14' 6" x 14' 3" (4.42m x 4.34m) (max. meas)
Two UPVC double glazed windows to rear elevation, two radiators.

Bedroom One:- 14' 6" x 9' 0" (4.42m x 2.74m)
Two UPVC double glazed windows to front elevation, two radiators, fitted wardrobes, door to:

En Suite:- 6' 10" x 3' 9" (2.08m x 1.14m)
Close coupled WC, pedestal wash hand basin, double shower cubicle with main shower, extractor fan, tiled walls, ladder style radiator.

Second Floor Landing:-
UPVC double glazed window to side elevation, access to loft space, cupboard housing boiler.

Bedroom Two:- 11' 4" (into window) x 10' 8" (+ wardrobe)(3.45m x 3.25m)
UPVC double glazed window to front elevation, radiator, built-in wardrobes, cupboard housing hot water tank.

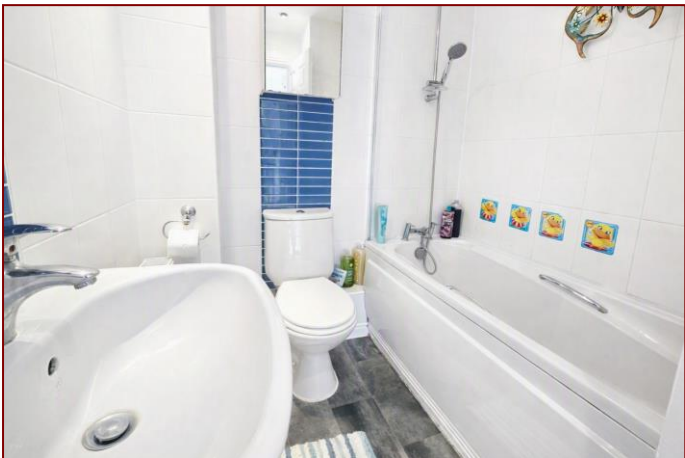
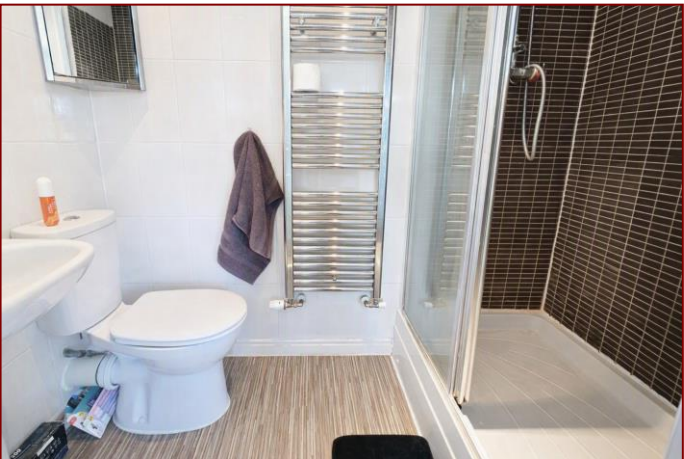
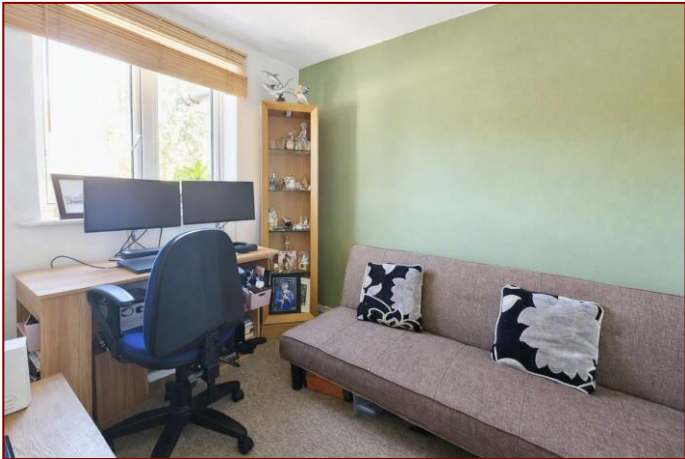
Bedroom Three:- 14' 7" x 6' 7" (4.44m x 2.01m)
Two Velux windows, radiator, access to eaves storage.

Second Floor Bathroom:- 7' 1" x 5' 10" (2.16m x 1.78m)
Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, ladder style radiator.

Outside:-
The rear garden is enclosed by panelled fencing, mainly laid to lawn with mature shrubs and bushes, patio area, outside water tap. To the front is off road parking and further garden.

Garage:-
Remote controlled vehicular roller door, pitched roof, power and light connected, courtesy door to garden.

General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/> Flood risk - Please check via:
<https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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DRAFT DETAILS

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